178.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,200 / 700,200
					USE VALUE:	700,200 / 700,200
					ASSESSED:	700,200 / 700,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAHAIM PETER T & SUSAN T
Owner 2:	
Owner 3:	
Street 1:	82 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,164 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1411 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7164.000	255,800		444,400	700,200
Total Card	0.164	255,800		444,400	700,200
Total Parcel	0.164	255,800		444,400	700,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.17 | /Parcel: 496.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120880

GIS Ref

GIS Ref

Insp Date 07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0006-0015.0

!14016!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,900	0	7,164.	444,400	700,300	700,300	Year End Roll	12/18/2019
2019	101	FV	205,000	0	7,164.	444,400	649,400	649,400	Year End Roll	1/3/2019
2018	101	FV	205,000	0	7,164.	374,600	579,600	579,600	Year End Roll	12/20/2017
2017	101	FV	205,000	0	7,164.	342,900	547,900	547,900	Year End Roll	1/3/2017
2016	101	FV	205,000	0	7,164.	292,100	497,100	497,100	Year End	1/4/2016
2015	101	FV	193,300	0	7,164.	254,000	447,300	447,300	Year End Roll	12/11/2014
2014	101	FV	193,300	0	7,164.	234,900	428,200	428,200	Year End Roll	12/16/2013
2013	101	FV	193,300	0	7,164.	223,500	416,800	416,800		12/13/2012

PRINT

Date	Time
12/11/20	03:54:05

LAST REV

Date	Time
08/28/18	14:28:33

apro

PAT ACCT. 14016

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16869-371		3/1/1986		153,750	No	No		Y

USER DEFINED

Prior Id # 1:	120880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2002	596	Redo Bat	17,000	C		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	Meas/Inspect	CC	Chris C
10/17/2008	Meas/Inspect	355	PATRIOT
4/22/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7164		Sq. Ft.	Site		0	70.	0.89	7									444,447						444,400	

Total AC/HA: 0.16446 | Total SF/SM: 7164 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 444,447 | Spl Credit | Total: 444,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34444439
Const Adj.:	0.98000199
Adj $ / SQ:	171.283
Other Features:	60750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370747
Depreciation:	114932
Depreciated Total:	255816

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

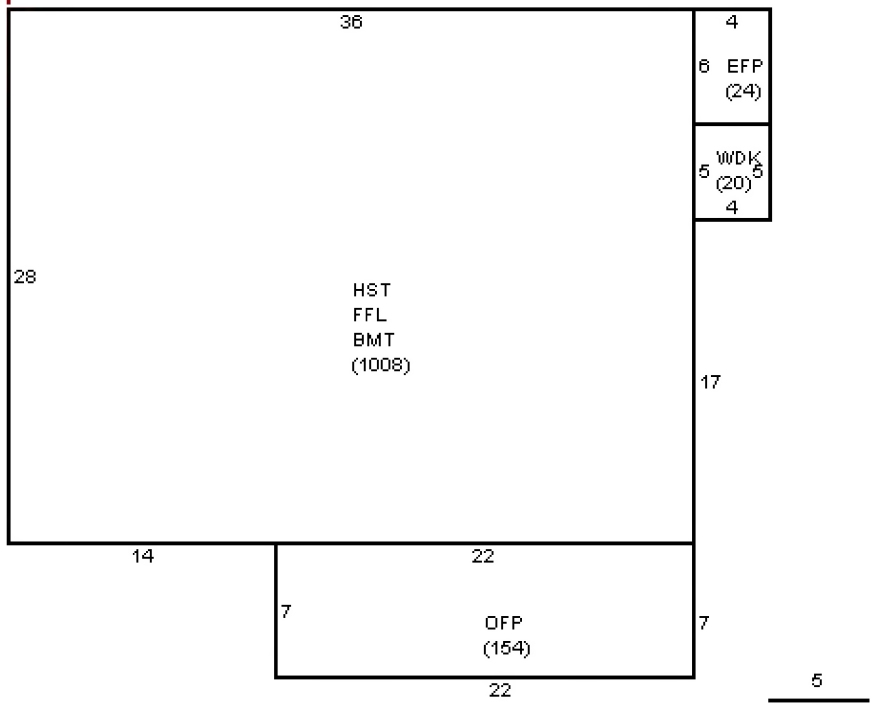
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.28
Special Features:	0	Val/Su Net:	94.11
Final Total:	255800	Val/Su SzAd	169.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	51.380	51,796
FFL	First Floor	1,008	171.280	172,653
HST	Half Story	504	157.580	79,420
OFP	Open Porch	154	26.670	4,107
EFP	Enclos Porch	24	71.150	1,708
WDK	Deck	20	15.680	314

Net Sketched Area:	2,718	Total:	309,998
Size Ad	1512	Gross Are	3222	FinArea	1411
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	